

IN RE: PETITION FOR ZONING VARIANCE  
N/S Avenue A, 120' E of the  
c/l of Ross Avenue  
(9014 Avenue A)  
12th Election District  
7th Councilmanic District  
Daniel W. Bandy, et ux  
Petitioners

#### ORDER

Pursuant to the written request for withdrawal from the Petition-  
ers, by and through their representative, Mark Harmon of Mark Harmon Cus-  
tom Construction, Inc.,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore  
County this 9th day of April, 1992 that the Petition for Zoning Vari-  
ance in the above-captioned matter be and the same is hereby DISMISSED  
without prejudice.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs  
cc: Mr. Mark Harmon  
802 Hickory Ridge Road, Belair, Md. 21015  
Mr. & Mrs. Daniel Bandy  
9014 Avenue A, Baltimore, Md. 21219  
Chesapeake Bay Critical Areas Commission  
Tawes State Office Bldg., D-4, Annapolis, Md. 21404  
DEPRM; People's Counsel; File



## Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is  
described in the description and plat attached hereto and made a part hereof, hereby petition for a  
Variance from Section 1802.1.C.1. To allow a side yard setback of  
6 feet in lieu of the required 10 feet and to allow an accessory shed  
and pool in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the  
following reasons: (Indicate hardship or practical difficulty)

Hardship: Needs greater setback on one side for access to waterfront  
with a vehicle. Setback on this side is currently 5 feet, 7 inches.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this  
petition, and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,  
under the penalties of perjury, that I/we  
are the legal owner(s) of the property  
which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, con-  
tract purchaser or representative to be contacted

Name

Address

City and State

Attorney's Telephone No.:

ORDER RECEIVED FOR FILING

Date

By

ESTIMATED LENGTH OF HEARING 4/28/92 +HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: LG DATE: 4/24/92 206

ZONING DESCRIPTION

Beginning at a point on the north side of Ave. "A"  
which is 30 feet wide at the distance of 120 feet  
east of the centerline of the nearest improved  
intersecting street (Ross Road) which is 30 feet  
wide. Being Lot #12 in the subdivision of Old  
Roadbay as recorded in Baltimore County Plat Book  
#7, Folio #70, containing .5 acres. Also known as  
9014 Ave. A and located in the 12th Election  
District, 7th Councilmanic District.

CRITICAL AREA

206

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 4/17/91  
Posted for: Daniel W. Bandy  
Petitioner: Daniel W. Bandy  
Location of property: N/S Ave. A, 120' E of Ross Rd.  
9014 Ave. A  
Location of Sign: Being Ave. A, between 12th E. and 13th E. Ave. A, on  
property of Petitioner.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 4/19/91  
Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on Nov 21, 1991.

THE JEFFERSONIAN,

S. Zebe Orlean  
Publisher

4218 \$70.76

## CERTIFICATE OF PUBLICATION

Nov 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES  
REPORTER, weekly newspapers published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on Nov 21, 1991.

NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER

S. Zebe Orlean  
Publisher

NOTICE OF HEARING  
The Zoning Commission of  
Baltimore County, by authority of  
the Zoning Act and Regulations of  
Baltimore County, will hold a  
public hearing on the proposed  
variance from the Zoning Law of  
Baltimore County, at the County Office  
Building, located at 111 W. Chesapeake  
Avenue in Towson, Maryland 21204  
as follows:

Case Number: 92-199-A  
N/S Avenue "A", 120' E of  
c/l of Ross Road  
9014 Avenue A  
12th Election District  
7th Councilmanic  
District  
Petitioner: Daniel William Bandy  
Hearing Date: Tuesday,  
December 10, 1991 at 9:00  
a.m.

Variance to allow a side yard  
setback of 6 feet in lieu of the re-  
quired 10 feet and to allow an ac-  
cessory shed and pool in the front  
yard in lieu of the required rear  
yard.

LAWRENCE E. SCHMIDT  
Zoning Commissioner of  
Baltimore County  
NOV11/91 November 21

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 11-26-91

Daniel William Bandy  
9014 Avenue "A"  
Baltimore, Maryland 21219

RE:  
CASE NUMBER: 92-199-A  
N/S Avenue "A", 120' E of c/l Ross Road  
9014 Avenue A  
12th Election District - 7th Councilmanic  
District  
Petitioner(s): Daniel William Bandy  
HEARING: TUESDAY, DECEMBER 10, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 93.76 is due for advertising and posting of the above captioned  
property.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER  
SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake  
Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made  
payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or  
your order, immediate attention to this matter is suggested.

*Carl John*  
CARL JOHN  
DIRECTOR

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

NOVEMBER 18, 1991

## NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore  
County will hold a public hearing on the property identified herein in Room 106 of the County Office  
Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-199-A  
N/S Avenue "A", 120' E of c/l Ross Road  
9014 Avenue A  
12th Election District - 7th Councilmanic  
District  
Petitioner(s): Daniel William Bandy  
HEARING: TUESDAY, DECEMBER 10, 1991 at 9:00 a.m.

Variance to allow a side yard setback of 6 feet in lieu of the required 10 feet and to allow accessory  
shed and pool in the front yard in lieu of the required rear yard.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner of  
Baltimore County

cc: Daniel William Bandy

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 22, 1991

Mr. Daniel W. Bandy  
9014 Avenue A  
Baltimore, MD 21219

RE: Item No. 206, Case No. 92-199-A  
Petitioner: Daniel W. Bandy  
Petition for Variance

Dear Mr. Bandy:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans  
submitted with the above referenced petition. The attached comments  
from each reviewing agency are not intended to assure that all  
parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are  
made aware of plans or problems with regard to the proposed  
improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC  
that offer or request information on your petition. If additional  
comments are received from other members of ZAC, I will forward them  
to you. Otherwise, any comment that is not informative will be placed  
in the hearing file. This petition was accepted for filing on the  
date of the enclosed filing certificate and a hearing scheduled  
accordingly.

The following comments are related only to the filing of future  
zoning petitions and are aimed at expediting the petition filing  
process with this office.

1) The Director of Zoning Administration and Development  
Management has instituted a system whereby seasoned zoning  
attorneys who feel that they are capable of filing petitions that  
comply with all aspects of the zoning regulations and petitions  
filing requirements can file their petitions with this office  
without the necessity of a review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this

22nd day of October, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Daniel William Bandy

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: November 15, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Bandy Property, Item No. 206

In reference to the Petitioner's request, staff offers the following comments:

The applicant should submit to the subdivision process prior to final consideration of this matter.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn  
ITEM206/TEXT02

DATE: November 20, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 5, 1991

This office has no comments for item numbers 201, 203, 204, 205, 206, 207, 208 and 211.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd



700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

NOVEMBER 20, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DAVID WILLIAM BANDY  
Location: #9014 AVENUE A  
Item No.: 206 Zoning Agenda: NOVEMBER 5, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *James E. Dyer* Noted and Approved: *James E. Dyer*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: November 13, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for November 5, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 201, 203, 204, 205, 206, 207, 208, and 209.  
For Item 211, the lot dimensions shown on the plat do not agree with Plat Book 14, Folio 11.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Petitioners  
PROTESTING(S) SIGN-IN SHEET

NAME	ADDRESS
Barbara Bandy	9014 Avenue A 21219
Daniel Bandy	
Mark Harman	802 Hickory Ridge Rd
	B/L A/c 21014

*Mark Harman*  
MARK HARMAN  
Custom Construction, Inc.

# Case 92-199A

Tim Kotaro:  
Deputy Zoning Commissioner:

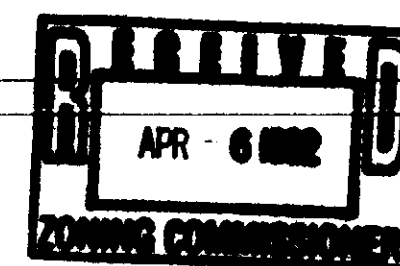
4-6-92

I would like to request a dismissal of Case 92-199A, the Bandy residence located at 9014 Avenue A.

The dwelling was inspected by the County Bldg. Engineer (James J. Cassidy) and found to be defective.

A Building permit # B118901 was issued to replace the dwelling with no changes in setbacks, per B.C.Z.R. Section 305.

The zoning permit is # B118900.



Thank You  
Mark Harman

893-2040

802 Hickory Ridge Road • Belair, Maryland 21015 • M.H.I.C. 833039

To hearing officer:  
From: *James E. Dyer*  
Subject: 92-199A  
Date: Dec. 4, 91

12/4/91

Upon consultation with current planning and Pat Keller comments there are some problems with the petition as filed.

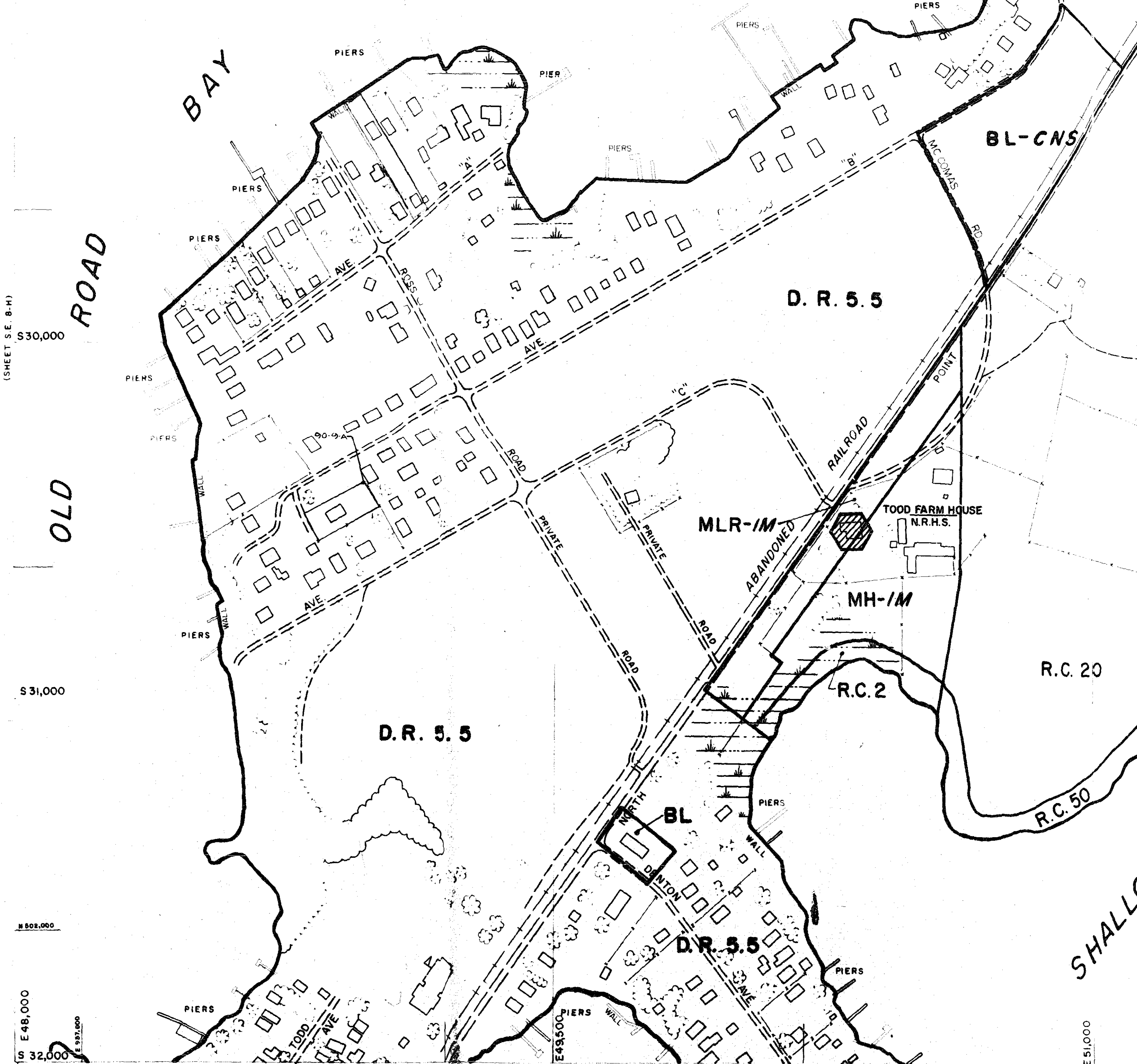
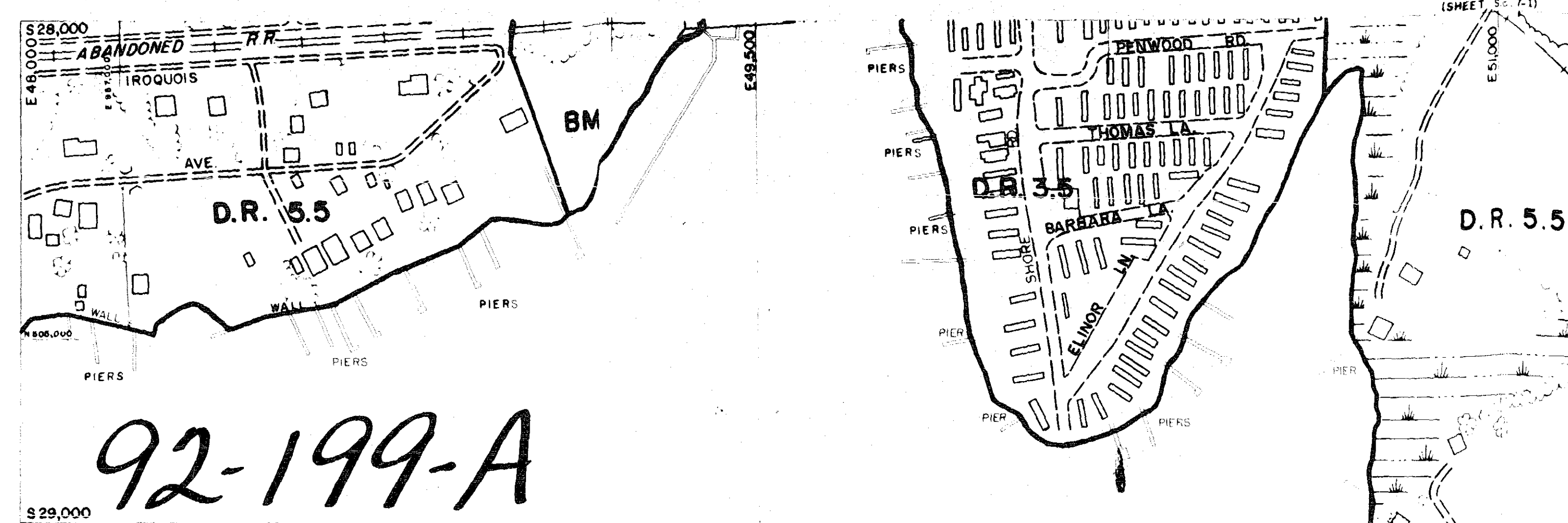
Applicant has also applied for a waiver for setback width of 12' instead of the required 20, which will be decided December 17th.

1) Lot 2 - Request should have included lot width of 50' in lieu of required 55' (this was my oversight)

2) Lot 1 - Request should include variance for lot width of 38' instead of required 50' and to cover existing deficiencies of dwelling 2' side yard instead of 10' and 5' front setback in lieu of required 30 feet.

Please advise on how this should be

902

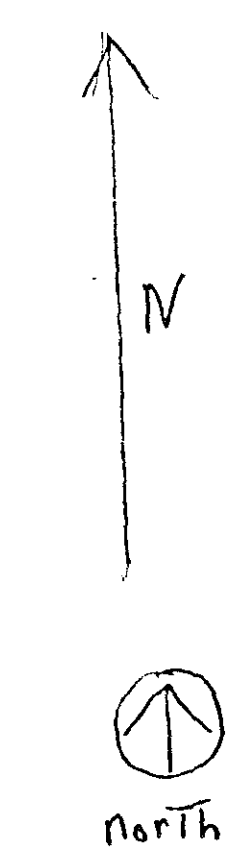


**Plat to accompany Petition for Zoning Variance Special Hearing**

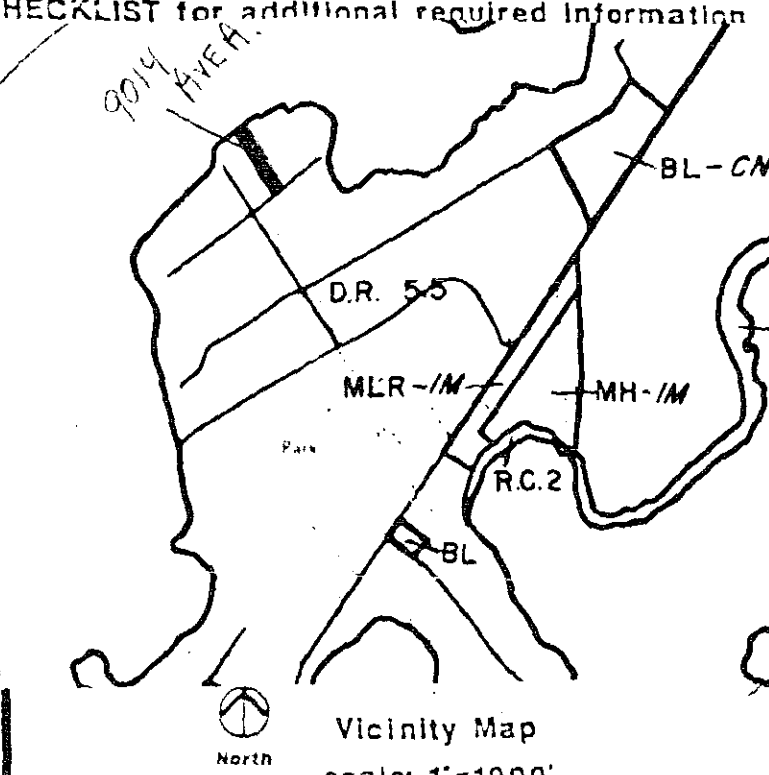
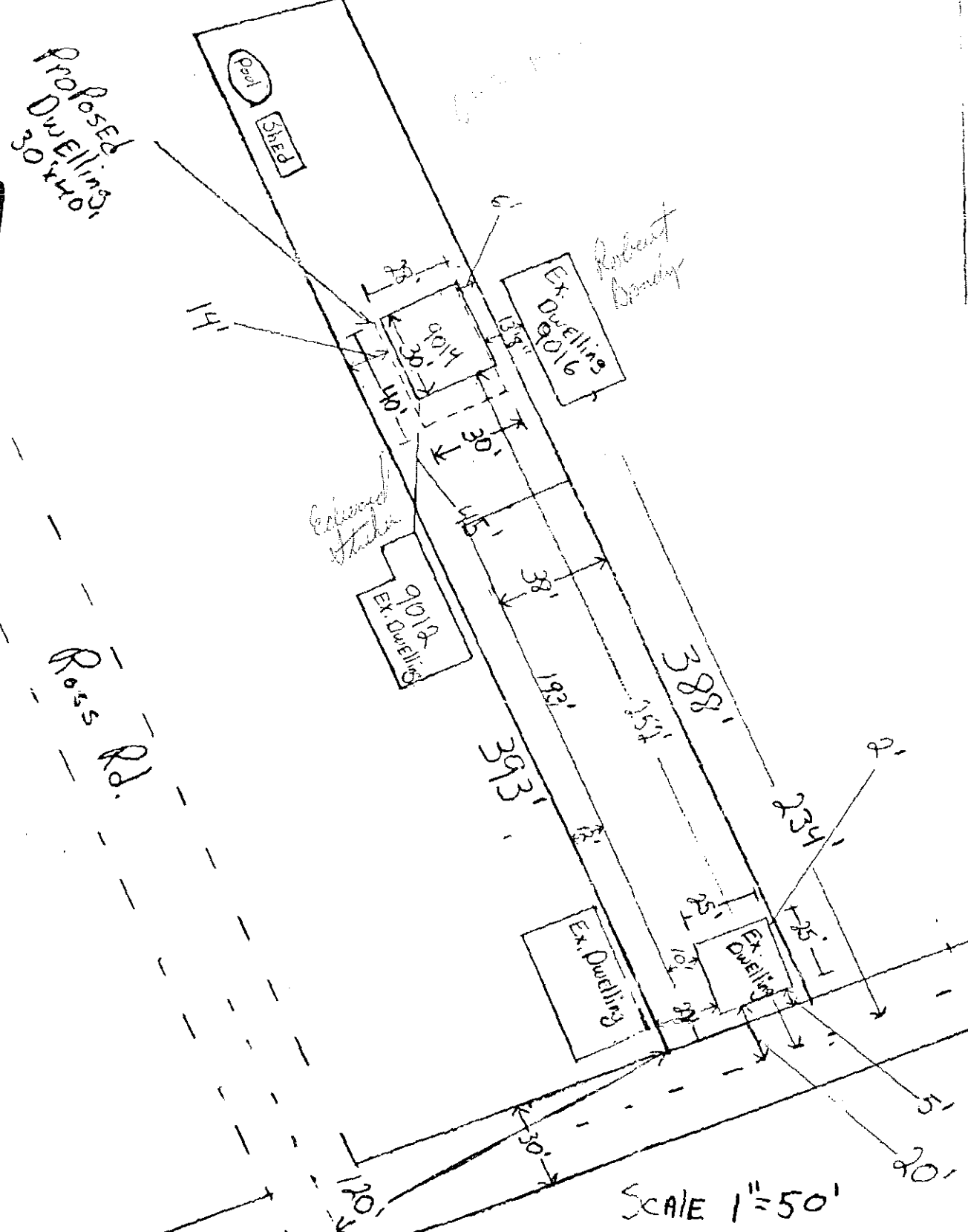
PROPERTY ADDRESS: 9014 Avenue A  
 Subdivision name: North Point Fort Howard  
 plat book # 7 folio # 72 lot # 12 section #  
 OWNER: Daniel Bandy

Floor Level 12' Above  
 Mean High Tide

**92-199-A**



date: 10-13-91  
 prepared by: M. Roman



LOCATION INFORMATION	
Councilmanic District:	7
Election District:	12
1"=200' scale map#:	SE 8 I
Zoning:	DR 5.5
Lot size:	5 acreage 2475 square feet
SEWER:	<input checked="" type="checkbox"/> public <input type="checkbox"/> private
WATER:	<input checked="" type="checkbox"/> public <input type="checkbox"/> private
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Prior Zoning Hearings:	

**Zoning Office USE ONLY!**  
 reviewed by: LG ITEM #: 706 CASE#:  
 CRITICAL AREA

A-NE  
 A-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
Daniel Bandy  
 Chairman, County Council

**BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP**

SCALE  
 1" = 200' ±  
 DATE  
 OF  
 PHOTOGRAPHY  
 JANUARY  
 1986

LOCATION  
 NORTH POINT  
 FORT HOWARD

SHEET  
 S.E.  
 8-I